



**22-23 The Leas, Westcliff-On-Sea
Essex, SS0 8FF**

£950,000

appointmoor

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£950,000 | Leasehold

- Stamp duty to subject to terms & conditions
- Waterside Location
- Balconies/Terraces
- Fully Fitted German Kitchens
- Underfloor Heating
- Secure Allocated Parking
- Concierge Service/Residents Gymnasium
- Stunning Views
- Villeroy & Bosch Bathroom Suites
- EPC Rating - B

Three Bedroom fifth floor purpose built apartment has a private lift & lobby space! Positioned at the tranquil Chalkwell end of the Seafront but only moments away from Southend's Pier and many beaches. The Shore is close to fashionable Leigh Broadway's bars, restaurants and cafes as well as the quaint cobbled streets of Old Leigh.

72 The Ridgeway
Chalkwell Westcliff-on-Sea Essex SS0 8NU

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Travelling
Westcliff Railway Station - 0.4 miles, Chalkwell Railway Station - 0.6 miles, Southend Central Railway Station - 1.3 miles, Southend Victoria Railway Station - 1.6 miles, Southend Pier - 1.4 miles, Leigh High Street - 1.5 miles, Canary Wharf - 35 miles, Central London - 38 Miles.

Commuter trains to London Fenchurch Street & London Liverpool Street run regularly from Southend Central & Southend Victoria Stations.
Leaving The Shore on foot - It is easy to be in the heart of the City Of London within an hour.

Outline Specification

General
CML compliant 10 Year Warranty (Build Zone)
Mains controlled smoke detectors to all apartments
Brushed stainless steel and white switches and sockets
Ground floor reception area with lounge seating and Wi-Fi
Concierge service
Secure underground parking with one allocated space
Opale colour video intercom
Personal key fob entry system
24 hour CCTV monitoring communal halls, gardens and car parks
Multi-room Broadband and TV points to all apartments
Communal Gymnasium
Balcony/Terrace area to all apartments
Lift access to all residential floors

Kitchen
Contemporary German fitted kitchens
Soft close two-tone doors

Integrated Appliances
V-ZUG Electric Oven
V-ZUG Coffee Centre
Euro Induction Hob
SIEMENS or Bosch - Washer/Dryer
SIEMENS or Bosch - Dishwasher
SIEMENS or Bosch - Fridge
SIEMENS or Bosch - Freezer
Granite worktops

Bathroom
Contemporary white bathroom suite with chrome mixer taps
Wall hung W.C. with inset push flush system
Wall hung wash hand basin inset to drawer unit
Bath with chrome mixer taps and shower with clear glass shower screen, chrome mixer taps and wall mounted Rain head shower
Ceramic tiled walls and flooring



Floor & Wall Finishes
Twist pile carpeting to bedrooms
Solid wood flooring to halls and lounge
Ceramic tiled floors to kitchens, bathrooms & en-suites
Walls finished with white matt emulsion
Woodwork finished in white or grey satin

Balconies & Terraces
Composite decking
Brushed steel and glass Balustrade

Services
Independent private drainage system to each property
Mains electricity and water

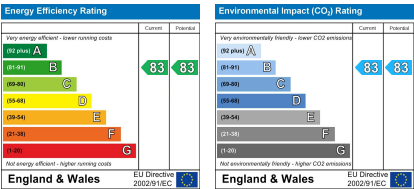
Heating & Lighting
Underfloor heating throughout
Mains gas boiler with pressurised cylinder feeding
Dual fuel chrome towel rails to bathrooms and en-suites

Lease Information

Lease
200 Year Lease Term

Ground Rent
£350 per annum

Service Charges
TBC



DRAFT PARTICULARS AWAITING APPROVAL

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. VIEWINGS: BY APPOINTMOOR ESTATES ONLY